

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
June 25, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Nick Noyes, Jeff Tallman and Alternate: Glenn van Deusen

Mr. Snaith opened the public hearing at 8:38 p.m. The Board Secretary read the agenda into the record.

18 GOODHILL ROAD, owner, JOSEPH & CHANNA STEIN, Map 31, Block 3, Lot 6, Variance to Sections 321.6 and 312.7 to construct a new two car garage 8 feet from the rear property line and 17 feet from a watercourse.

Mr. Snaith explained that they only have 4 Board members present tonight and the vote would need to be unanimous for approval of a variance. He further noted that there are letters from the Town Engineer and Tracy Kulikowski, Land Use Director, indicating that the applicants still need approval from the Conservation Commission and the Engineer is looking to see a specific site plan. Mr. Snaith also stated that he would have a problem trying to approve something so nebulous. Mr. Stein stated that he is aware of the issues with that location and the Conservation Commission has indicated that they have adequate room in the front and if they could work with the septic system, they would be outside of the 100 foot regulated area and it would be of no concern to them. He then presented the plan with an alternate location and indicated the trees that they would like to have remain. Mr. Tallman expressed concern that the property is totally nonconforming and anywhere he tries to put it will require some sort of variance. Mr. Snaith suggested that Mr. Stein have the dimensions of the garage drawn on the map in the front proposed location so that the Board could have an idea of what degree of non-conformity they would have. Mr. Van Deusen stated that if the Conservation Commission is alright with the front location and the curb cut and River Road access were eliminated, he would be more in favor of granting a variance. Discussion on what plans would need to be submitted ensued.

Mr. Stein then submitted a letter requesting an extension to the next month's meeting so that he could obtain the additional requested information.

306 LYONS PLAIN ROAD, owner PETER J. FAILLACE, Variance to Section 321.6 to construct a deck which would be 30.1 feet from the front property line.

No one was in attendance to discuss the application for the second month in a row.

MOTION TO DENY

Mr. Snaith made a motion to deny the application for a variance without prejudice and Mr. Van Deusen seconded the motion. All in favor, the motion carried (4-0).

Mr. Gardner and Mr. Wolf arrived at the meeting at 9:00 p.m.

APPROVAL OF MINUTES

Mr. Tallman made a motion to approve the Minutes from the May 28, 2013 meeting, as amended, and Mr. Snaith seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Tallman made a motion to adjourn the meeting and Mr. Snaith seconded. All in favor, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary